



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**76.042**

January 30, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**BENEDICT CANYON CHANNEL  
PARCELS 68EX.12, 68EX.13,  
68EX.14, 68EX.15, AND 68EX.16  
SALES OF SURPLUS PROPERTIES  
CITY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in portions of Benedict Canyon Channel, Parcels 68EX.12 (288 SF), 68EX.13 (618 SF), 68EX.14 (394 SF), 68EX.15 (304 SF), and 68EX.16 (300 SF), located adjacent to residents along Roxbury Drive, between Monte Mar Drive and Sawyer Street, in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District.

3. Authorize the sale of the parcels as follows:

Parcel 68EX.12 to Mark Mintz for \$10,368

Parcel 68EX.13 to Scott and Tali Diamond for \$21,960

Parcel 68EX.14 to Benjamin and Tamra Lesin for \$14,184

Parcel 68EX.15 to Avi Ashkenazi for \$10,944

Parcel 68EX.16 to Moshe Niv for \$10,800

4. Instruct the Chairman to sign the enclosed Quitclaim Deeds for Parcels 68EX.12, 68EX.13, and 68EX.14 and authorize delivery to the Grantees.
5. Instruct the Chairman to sign the Quitclaim Deeds for Parcels 68EX.15 and 68EX.16 upon presentation by Public Works and authorize subsequent delivery to the Grantees.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell parcels of surplus properties along Benedict Canyon Channel, Parcels 68EX.12, 68EX.13, 68EX.14, 68EX.15, and 68EX.16, to the adjacent property owners who own single-family residences along Roxbury Drive, between Monte Mar Drive and Roxbury Street, in the City of Los Angeles.

The District acquired the fee title as part of the land needed for the Benedict Canyon Channel project. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase these parcels, are considered to be the only logical purchasers.

#### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sales will be used for flood control purposes. Furthermore, the sales will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price for the subject parcels total \$68,256 and represents the market value. All monies have been received and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sales was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan.

Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sales are in conformance with the adopted General Plan.

The parcels are no longer needed for the purposes of the District. The sales are not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds will not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The Quitclaim Deeds will be approved by County Counsel and recorded.

### **ENVIRONMENTAL DOCUMENTATION**

These transactions are categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

The Honorable Board of Supervisors  
January 30, 2007  
Page 4

**CONCLUSION**

Enclosed are an original and one duplicate each of three Quitclaim Deeds. Please have the originals and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed originals to Public Works and retain the duplicates for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

WH:mr  
P6\blbenedictcyn

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

**DUPLICATE**

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mr. Mark Mintz  
1712 Roxbury Drive  
Los Angeles, CA 90035

*Space Above This Line Reserved for Recorder's Use*

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
4307-013-905 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## **QUITCLAIM DEED**

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MARK MINTZ, a married man, as his sole and separate property, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BENEDICT CHANNEL P68EX.12  
76-RW 4  
S.D. 2 M0621003

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-QCDBENEDICTCHANNELP68.EX.12.DOC

By \_\_\_\_\_

Deputy

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

## EXHIBIT A

### BENEDICT CHANNEL 68EX.12

76-RW 4

A.P.N. 4307-013-905 (Portion)

T.G. 632 (G4)

I.M. 129-157

S.D. 2

M0621003

### LEGAL DESCRIPTION

#### PARCEL NO. 68EX.12 (Quitclaim of portion of fee):

That portion of Lot 59, Tract No. 15382, as shown on map filed in Book 421, pages 38 and 39, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at the northeasterly corner of Lot 28 of said tract; thence South 85°00'29" East along the easterly prolongation of the northerly line of said last-mentioned lot, a distance of 4.77 feet; thence South 3°34'20" West 60.01 feet to its intersection with the easterly prolongation of the southerly line of said last-mentioned lot; thence North 85°00'29" West along said last-mentioned easterly prolongation, a distance of 4.83 feet to the southeasterly corner of said last-mentioned lot; thence North 3°37'18" East along the easterly line of said last-mentioned lot, a distance of 60.01 feet to the point of beginning.

Containing: 288± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division

# CONFIDENTIAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
RECORD OWNER REPORT

This is a report of the title to a specific interest in the subject property, vested as of the date shown herein. Unless stated otherwise, said specific interest is the fee title. No examination has been made of matters of record which do not described the land, nor of any matters other than the specific interest, unless such matters are set out in this report.

SUBJECT: **BENEDICT CHANNEL**

**Property Adjoining  
Parcel 68EX.12**

**PCA M0621003**

DATE OF SEARCH: July 3, 2006

VESTEE: Mark Mintz, a married man, as his sole and separate property

1712 Roxbury Drive  
Los Angeles, CA 90035

VESTING REFERENCES                      D:OR 05-1776470  
AND RECORDING DATES:                      07-27-05

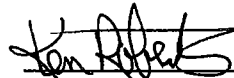
SUBJECT TO:

2005-2006 A.I.N.  
4307-013-003

Assessed to: Mark Mintz

1712 Roxbury Drive  
Los Angeles, CA 90035

Note: This property is situated within the City of Los Angeles, County of Los Angeles, State of California.



KEN ROBERTS, Assistant Title Instrument Specialist

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-ROR BENECH68EX.12.WPD



# DUPLICATE

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Scott Diamond and Tali Diamond  
1700 Roxbury Drive  
Los Angeles, CA 90035-4028

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
4307-013-905 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to SCOTT DIAMOND and TALI DIAMOND, husband and wife, as community property, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_

(LACFCD-SEAL)

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BENEDICT CHANNEL 68EX.13  
76-RW 4  
I.M. 129-157  
S.D. 2 M0521027

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

DB:bw

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STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

JAN 1987

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By *[Signature]*  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

## EXHIBIT A

### BENEDICT CHANNEL 68EX.13

76-RW 4

A.P.N. 4307-013-905 (Portion)

T.G. 632 (G4)

I.M. 129-157

S.D. 2

M0521027

### LEGAL DESCRIPTION

#### PARCEL NO. 68EX.13 (Quitclaim of portion of fee):

That portion of Lot 59, Tract No. 15382, as shown on map filed in Book 421, pages 38 and 39, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at the northeasterly corner of Lot 26 of said tract; thence South 86°57'47" East along the easterly prolongation of the northerly line of said last-mentioned lot to a line parallel with and 9.50 feet easterly, measured at right angles, from the easterly line of said last-mentioned lot; thence South 3°37'18" West along said parallel line, a distance of 64.41 feet to the easterly prolongation of the southerly line of said last-mentioned lot; thence North 85°00'29" West along said last-mentioned easterly prolongation, a distance of 9.50 feet to the southeasterly corner of said last-mentioned lot; thence North 3°37'18" East along the easterly line of said last-mentioned lot, a distance of 64.09 feet to the point of beginning.

Containing: 610± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division

**DUPLICATE**

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Benjamin E. Lesin and Tamra Lesin  
5114 Amestoy Avenue  
Encino, CA 91316-3412

*Space Above This Line Reserved for Recorder's Use*

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
4307-013-905 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## **QUITCLAIM DEED**

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to BENJAMIN E. LESIN and TAMRA LESIN, husband and wife, as community property, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_

(LACFCD-SEAL)

Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BENEDICT CHANNEL	68EX.14
76-RW 4	
I.M. 129-157	
S.D. 2	M0621039

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side.**

DB:bw

P:\MPM\WORDPRO\TITLE\CONF\DB-BENEDICT CHANNEL 68EX.14FE.DOC

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

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In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

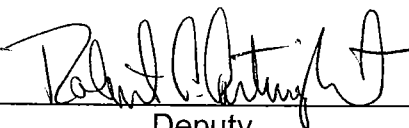
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By  \_\_\_\_\_  
Deputy

<p>APPROVED as to title and execution,</p> <p>_____, 20____.</p> <p>DEPARTMENT OF PUBLIC WORKS  Mapping &amp; Property Management Division</p> <p>Supervising Title Examiner</p> <p>By _____</p>
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## EXHIBIT A

### BENEDICT CHANNEL 68EX.14

76-RW 4

A.P.N. 4307-013-905 (Portion)

T.G. 632 (G5)

I.M. 129-157

S.D. 2

M0621039

### LEGAL DESCRIPTION

#### PARCEL NO. 68EX.14 (Quitclaim of portion of fee):

That portion of Lot 59, Tract No. 15382, as shown on map filed in Book 421, pages 38 and 39, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at the northeasterly corner of Lot 41 of said tract; thence South 85°00'29" East along the easterly prolongation of the northerly line of said last-mentioned lot, a distance of 5.45 feet; thence South 4°46'51" East 6.92 feet; thence South 3°27'20" West 12.58 feet; thence South 3°16'08" West 12.63 feet; thence South 2°59'20" West 12.69 feet; thence South 2°36'56" West 12.74 feet; thence South 2°08'56" West 2.57 feet to the easterly prolongation of the southerly line of said last-mentioned lot; thence North 85°00'29" West along said last-mentioned easterly prolongation, a distance of 7.00 feet to the southeasterly corner of said last-mentioned lot; thence North 3°37'18" East along the easterly line of said last-mentioned lot, a distance of 60.02 feet to the point of beginning.

Containing: 394± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

APPROVED AS TO DESCRIPTION

\_\_\_\_\_  
COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division